



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

SEPTEMBER 17, 2018

9:30

Calendar No. 18-183: 4445 State Rd.

Ward 13

Kevin J. Kelley

23 Notices

Fred Mason, owner, proposes to establish an 1800 square foot café on the first floor in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that parking is required at the rate of one space per employee, plus one space for each 100 square feet of floor area. 19 parking spaces required no code compliant parking is provided.
2. 347.07(a) Parking spaces and maneuvering area are required to be paved and drained so that all water is drained within the lot providing such parking spaces and no paving or drainage is proposed. (Filed August 22, 2018)

9:30

Calendar No. 18-189: 4615 Broadview Rd.

Ward 12

Anthony Brancatelli

13 Notices

Brandon Winland, owner, proposes to erect 112 linear feet of six foot high wood fence in the side yard of a parcel located in a C1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.03(a) which states that no portion of a fence running parallel to a driveway within 15 feet of its intersection with a side walk shall exceed two and one-half feet in height unless all portions of the fence area at least 75% open. Proposed fence is six feet tall and completely opaque along driveway to sidewalk.
2. Section 358.04(a) which states that a fence in actual side street yard cannot exceed 4 feet in height and must be at least 50% open, unless set back at least four feet from side property line. A six foot high, solid fence is proposed alongside property line. (Filed August 24, 2018)

9:30

Calendar No. 18-190: 1904 W. 58 Street

Ward 15

Matt Zone

10 Notices

TJ Soto, owner, proposes to erect a new 1 story, 14' x 20' gable garage in a B1 Two Family Residential District. The owner appeals for relief from the strict application of Section 357.05(b)(1) of the Cleveland Codified Ordinances which states that on the rear third of a corner lot in a Residence District where the rear lot line abuts a Residence District, the building line shall be not less than 10' back from Side street line and the appellant is proposing 8.93. (Filed August 27, 2018)

9:30

Calendar No. 18-191: 2214 W. 20 Street

Ward 3

Kerry McCormack

13 Notices

Horton & Harper Architects, owner, proposes erect a 2 story single family residence with a front loading attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.07(a) which states that a driveway used to provide accessibility to accessory off street parking space shall be arranged to minimize traffic congestion and requires Engineering and Construction approval (Lou Griggs).
2. Section 355.04(b) which states that the maximum gross floor area shall not exceed 50 percent of lot size or in this case 1,210 square feet and the appellant is proposing 2,881 square feet.
3. Section 357.09(b)(2)(B) which states that the building height is approximately 27'-4" thus no interior side yard shall be less than 1/4 the height or 6.85' and the appellant is proposing 3' and 0'. This section also states that the aggregate yards shall be no less than 10' and the appellant is proposing 3' for dwelling and 2' for side porch.
4. Section 357.08 which states that the depth of required rear yard shall be not less than the height of the main building which is 27'-4" and the appellant is proposing 21'-6" for dwelling and 16' for rear porch.
5. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the distance to main building on side lot is 3'-6".
6. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed August 27, 2018)

POSTPONED FROM AUGUST 20, 2018

9:30

Calendar No. 18-91: 13701 Kinsman Rd.

Ward 4

Kenneth L. Johnson

14 Notices

Maranatha Bible College, owner, proposes to install an illuminated ID wall sign in a B1 Residence Office District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.13 which states that a maximum of one 40 square foot sign per vehicle entrance is permitted and one 320 square foot sign is proposed.
2. Section 350.13(g) which states that electronic display sign for community facility in a Residence District requires BZA approval. (Filed April 19, 2018 Testimony taken) *THIRD POSTPONEMENT MADE AT THE REQUEST OF THE BOARD TO ALLOW FOR TIME FOR THE APPELLANT TO MEET WITH CITY PLANNING. SECOND POSTPONEMENT WAS MADE AT THE REQUEST OF THE CITY TO ALLOW FOR TIME FOR DESIGN REVIEW. THIS CASE WAS ALSO DISMISSED ON JUNE 4, 2018 FOR WANT OF PROSECUTION; IT WAS REINSTATED TO JULY 9, DUE TO A MISCOMMUNICATION BETWEEN THE APPELLANT AND THE COMMUNITY DEVELOPMENT CORPORATION. FIRST POSTPONEMENT MADE AT THE REQUEST OF CITY PLANNING TO ALLOW FOR TIME FOR DESIGN REVIEW.*

POSTPONED FROM AUGUST 27, 2018

9:30

Calendar No. 18-159:

4247 Lorain Ave.

Ward 3

Kerry McCormack

18 Notices

B.R. Knez proposes to construct a new mixed use building with 6 residential units, a commercial space and a 4 car parking garage on a City of Cleveland Land Bank lot in a D3 Local Retail Business District and a Pedestrian Retail Overlay District (PRO). The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Sections 349.04(a)&(f) which states that 7 off-street parking spaces are required and 2 parking spaces are proposed.
2. Section 355.04 which states that the maximum gross floor area of building in a 'D' area district shall not exceed the total lot area; or in this case 3,217 square feet are permitted and 5,521 square feet are proposed. (Filed July 11, 2018-No Testimony)*SECOND POSTPONEMENT MADE AT THE REQUEST OF THE CITY PLANNING COMMISSION TO ALLOW FROM TIME FOR FURTHER REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW FOR TIME FOR A COMMUNITY MEETING TO BE HELD.*